

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

1:00 P.M.

MAY 21, 2002

PRESENT:

**Pete Sferrazza, Chairman**  
**Jim Galloway, Commissioner**  
**Ted Short, Commissioner**

**Amy Harvey, County Clerk**  
**Katy Singlaub, County Manager**  
**Maureen Griswold, Legal Counsel**

ABSENT:

**Joanne Bond, Vice Chairman**  
**Jim Shaw, Commissioner**

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

**02-497      AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Short, seconded by Commissioner Galloway, which motion duly carried, Chairman Sferrazza ordered that the agenda for the May 21, 2002, meeting be approved with the following amendments: *Delete* Items 12, consideration of a resolution concerning a proposed \$16,000,000 general obligation bond by the City of Reno for a baseball stadium, and 15, the business impact statement for the District 24 (Groundwater Remediation) boundaries and fee ordinances.

**PUBLIC COMMENTS**

Shirley Allen, local resident, discussed homeland security and racial profiling.

Sam Dehne, local resident, expressed his views concerning the local governmental entities and political candidates who advertise on billboards. He also played his guitar and sang *You're A Grand Old Flag*.

**MANAGER'S/COMMISSIONERS' COMMENTS**

Commissioner Short stated he would like to make sure everyone understands the County's role in Emergency Management.

Katy Singlaub, County Manager, advised she will be scheduling workshops on homeland security issues and public records and access to public records.

### **INTRODUCTION OF NEW EMPLOYEES**

Approximately 25 new Washoe County employees introduced themselves to the Board. Chairman Sferrazza welcomed them to Washoe County on behalf of the Board.

### **02-498      RESOLUTION - JULIAN MANDELSTAM**

On behalf of the Board, Chairman Sferrazza read the following Resolution honoring the life of Julian Mandelstam and presented it to Anne Cory of the United Way. Ms. Cory accepted the award stating Julian lived a very full life and gave a great deal to this community. On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the Resolution be adopted and Chairman Sferrazza be authorized to execute it:

### **RESOLUTION**

**WHEREAS**, The Washoe County community recently suffered the loss of Julian Mandelstam, a community volunteer for over four decades; and

**WHEREAS**, Julian moved to Reno in 1953 and worked as the Manager of the downtown Lerner's Store until he retired 32 years later, at the age of 79; and

**WHEREAS**, Julian's volunteer contributions include work as a counselor for the Alternate Sentencing Program. He was a member of the Prospectors' Club, served as a member of the Reno Rotary Club for 45 years, as well as a member of Rotary International Foundation's Paul Harris Fellowship; and

**WHEREAS**, Julian further served his community as a member of the City of Reno's Financial Advisory Board, the Washoe Health System's Membership Board and a lifetime member of the State Fair Board; and

**WHEREAS**, Julian's leadership in volunteer efforts include President of the Reno Downtown Association, Chairman of the Reno-Sparks Service Club Council, and a member of the State Fair Board Hall of Fame; and

**WHEREAS**, Julian was first elected President of the United Fund in 1967. He was described as a tireless campaign worker and counselor to numerous United Way campaigns and is credited with pioneering the United Way Parade, a Virginia Street tradition for many years; and

**WHEREAS**, The United Way now recognizes extraordinary community volunteers with the distinguished Julian Mandelstam Award and Julian was the first

recipient of this award, which was established in 2001 to continually recognize the exceptional leadership of the most notable volunteers; now, therefore, be it

**RESOLVED**, That the Washoe County Board of Commissioners, on behalf of all the citizens of Washoe County, honor the life and contributions of Julian Mandelstam, offer condolences to his family and friends, and reflect that his spirit of volunteerism remains with the community to which he gave so much.

**02-499            PROCLAMATION - NATIONAL PUBLIC WORKS WEEK**

Upon recommendation of Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the following Proclamation, which was read by Chairman Sferrazza, be adopted and duly executed:

**PROCLAMATION**

"National Public Works Week"  
May 20 through May 24, 2002

**WHEREAS**, Public Works services provided in our community are an integral part of citizens' everyday lives; and

**WHEREAS**, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as streets and highways and public buildings; and

**WHEREAS**, the health, safety, and comfort of this community greatly depends on these facilities and services; and

**WHEREAS**, the quality and effectiveness of these facilities, as well as their planning, design and construction is vitally dependent on the efforts and skills of public works officials; and

**WHEREAS**, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform; now, therefor, be it

**PROCLAIMED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA**, that May 20 - 24, 2002 is designated as "**NATIONAL PUBLIC WORKS WEEK**" in the County of Washoe, and we call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contribution which public works officials make every day to our health, safety, comfort and quality of life.

**02-500**            **IMPORTER AND WHOLESALE DEALER OF WINE AND LIQUOR LICENSE - STEVE D. STRUVE DBA SOUTH-TEX WINE DISTRIBUTING - BUSINESS LICENSE**

Upon recommendation of Bob Webb, Interim Director, Department of Community Development, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that the application for an Importer and Wholesale Dealer of Wine and Liquor business license by Steve D. Struve, dba South-Tex Wine Distributing, be approved and that the Commissioners present execute the application.

**02-501**            **ACCEPT DONATION - BANK OF AMERICA - D.A.R.E. PROGRAM - SHERIFF**

Upon recommendation of Dennis Balaam, Sheriff, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that the donation of \$500.00 from the Bank of America, to be used for the D.A.R.E. Program, be accepted with the Board's gratitude.

**02-502**            **GRANT OF STORM DRAIN EASEMENT - CITY OF RENO - JAN EVANS JUVENILE JUSTICE FACILITY - PUBLIC WORKS**

Upon recommendation of David Solaro, Architect, through Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that a grant of easement between Washoe County and the City of Reno for storm drain infrastructure for the Jan Evans Juvenile Justice Facility be approved and Chairman Sferrazza be authorized to execute.

**02-503**            **GRANT OF EASEMENT - LA PERRONA LLC - JAN EVANS JUVENILE JUSTICE FACILITY - PUBLIC WORKS**

Upon recommendation of David Solaro, Architect, through Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that a grant of easement from La Perrona LLC for a storm water detention pond required for offsite storm drain improvements for the Jan Evans Juvenile Justice Facility be approved and Chairman Sferrazza be authorized to execute.

**02-504**            **RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT - REGIONAL DISPATCH AND EMERGENCY OPERATIONS CENTER - PUBLIC WORKS**

Upon recommendation of Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the Record of Survey and Boundary Line Adjustment to

separate the parcel of land for the Regional Dispatch and Emergency Operations Center from the parcel presently in use as the Regional Public Safety Training Center, be approved and Chairman Sferrazza be authorized to execute the deed and associated map.

**02-505            AGREEMENT - TESTING AND INSPECTION SERVICES - 02/03**  
**SLURRY SEAL - PUBLIC WORKS**

Upon recommendation of Greg Belancio, Engineering, through Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the Agreement for Testing and Inspection Services between Washoe County and Marvin E. Davis & Associates, Inc., concerning the 2002/2003 Slurry Seal of Selected Streets in Washoe County, Nevada, (PWP-WA-2002-165) project, in the estimated amount of \$56,572, be approved and Chairman Sferrazza be authorized to execute the Agreement when presented.

**02-506            PROFESSIONAL SERVICES CONTRACT - SECOND JUDICIAL**  
**DISTRICT COURT - DIVISION OF MENTAL HEALTH AND**  
**DEVELOPMENTAL SERVICES LAKE'S CROSSING CENTER**

Upon recommendation of Ron Longtin, District Court Administrator, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the Provider Interlocal Agreement between Washoe County (Second Judicial District Court) and the State of Nevada Division of Mental Health and Developmental Services, Lake's Crossing Center, concerning mental health evaluation services for a two-year period (July 1, 2001 - June 30, 2003) in an amount not-to-exceed \$59,589 per year, be approved and Chairman Sferrazza be authorized to execute said Agreement.

**02-507            LEASE AGREEMENT - SAGE PARTNERSHIP DBA MCKENZIE**  
**PROPERTIES, G.P. - OFFICE SPACE - WATER RESOURCES**

Upon recommendation of Tom Gadd, General Services Director, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the Lease Agreement between Washoe County (Lessee) and Sage Partnership d.b.a. McKenzie Properties G.P. (Lessor), concerning leasing 40,000 square feet of office and warehouse space at 4930 Energy Way, Reno, Nevada, for continued occupancy by the Department of Water Resources for a forty-eight (48) month term commencing December 1, 2002 and terminating November 30, 2006, be approved and Chairman Sferrazza be authorized to execute the same.

02-508

**PAYMENT APPROVAL - BOARD OF REGENTS - MEETING  
FACILITIES - TRUCKEE RIVER FLOOD MANAGEMENT  
COMMUNITY COALITION MEETING - WATER RESOURCES**

Upon recommendation of Jeanne Ruefer, Water Resources Planning Division, and Paul Urban, Flood Control Manager, through Steve Bradhurst, Director, Department of Water Resources, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that payment to the Board of Regents in the amount of \$141 for meeting facilities and Chartwells Campus Catering in the amount of \$291.67 for a continental breakfast provided to participants at the Truckee River Flood Management Community Coalition meeting held March 16, 2002, at the University of Nevada, Reno, be approved. It was further ordered that the Director of the Department of Water Resources be authorized to approve such expenditures for future Flood Coalition meetings, not to exceed \$500 per meeting.

02-509

**ACCEPTANCE OF DEVELOPER BUILT WATER, SEWER, AND  
RECLAIMED FACILITIES - WATER RESOURCES**

Upon recommendation of Jerry McKnight, Finance and Operations Manager, through Steve Bradhurst, Director, Department of Water Resources, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that the following developer built water, sewer, and reclaimed facilities, which have been dedicated to Washoe County, be accepted. It was noted that acceptance of these developer constructed facilities increases infrastructure assets and equity of the Utility Services Division by \$4,497,594.

<b>WATER FACILITIES</b>	<b>DWR NO.</b>	<b>VALUE</b>
1. ArrowCreek "D" Court	66673138	\$ 100,900
2. ArrowCreek Unit 13 (28 lots)	66673106	212,800
3. ArrowCreek Unit 16 (38 lots)	66673149	182,650
4. ArrowCreek Unit 22 (24 lots)	66673146	265,222
5. ArrowCreek Unit 31 (35 lots)	66673147	133,346
6. ArrowCreek Unit 8 (19 lots)	66673136	104,532
7. ArrowCreek Village 3	66673137	71,409
8. ArrowCreek Village 4-Unit 4 (22 lots)	66673141	75,140
9. Astech Facility	66673245	647
10. Cimarron West Phase 1 (29 lots)	66673203	75,230
11. Cimarron West Phase 2 (22 lots)	66673211	47,300
12. Creekside Office Building	66673228	874
13. Eagle Canyon II - Unit 1 (104 lots)	66673246	296,383
14. McChevron	66673197	5,112
15. Montreux Unit 5 (15 lots)	66673120	100,550
16. Scotch Pine 2nd Parcel Map (6 lots)	66673021	125,788
17. Scotch Pines Estates (38 lots)	66673093	256,636

18. Sky Ranch North Unit 2F (22 lots)	66673204	88,503
19. Sky Ranch Unit 2E (6 lots)	66673036	14,600
20. Valley Village Unit 6	66673195	17,210
21. Water Main Extension for McCrae Lot	66673254	12,978
22. Wild Hawk Ridge Phase III (22 lots)	66673273	42,295
<b>WATER TOTAL</b>		<b>\$2,230,105</b>
<b>SEWER FACILITIES</b>	<b>DWR NO.</b>	<b>VALUE</b>
1. ArrowCreek "D" Court	66673138	\$ 59,025
2. ArrowCreek Parkway 7-11	66673212	878
3. ArrowCreek Unit 13 (28 lots)	66673106	167,600
4. ArrowCreek Unit 16 (38 lots)	66673149	185,650
5. ArrowCreek Unit 22 (24 lots)	66673146	111,864
6. ArrowCreek Unit 31 (35 lots)	66673147	136,835
7. ArrowCreek Unit 8 (19 lots)	66673136	99,700
8. ArrowCreek Village 3	66673137	12,405
9. ArrowCreek Village 4-Unit 4 (22 lots)	66673141	68,650
10. Casazza Ranch Estates Unit 6 (30 lots)	66673153	106,950
11. Cimarron West Phase 1 (29 lots)	66673203	62,720
12. Cimarron West Phase 2 (22 lots)	66673211	47,320
13. Cottonwood Creek Estates Unit 4	66673088	34,992
14. Galena Meadows Phase 2 (36 lots)	66673135	104,762
15. Golden Valley Road - Widening & Reconstruction	66673157	131,055
16. Lake Hills Unit 1 (13 lots)	66673007	31,165
17. Lake Hills Unit 2 (30 lots)	66673090	83,757
18. Lake Hills Unit 3	66673027	67,062
19. Montreux Unit 5 (15 lots)	66673120	106,192
20. Scotch Pine 2nd Parcel Map (6 lots)	66673021	114,291
21. Scotch Pine Estates (38 lots)	66673093	154,326
22. Sky Ranch North Unit 2F (22 lots)	66673204	136,464
23. Sky Ranch Unit 2E (6 lots)	66673036	14,680
24. Southtowne Crossing WalMart	66673180	1,859
25. Southwest Vistas Unit 4A (21 lots)	66673148	38,200
26. Tamarack Bar & Grill	66673145	3,718
27. Valley Village Unit 6	66673195	17,600
28. Woodland Village Phase III (76 lots)	66673134	121,904
<b>SEWER TOTAL</b>		<b>\$2,221,624</b>
<b>RECLAIMED WATER FACILITIES</b>	<b>DWR NO.</b>	<b>VALUE</b>
1. Creekside Office Bldg. Shell - South Meadows	66673228	\$ 874
2. Magnolia South Meadows 2	66673097	874
3. McChevron - South Meadows	66673197	874
4. Terabyte Drive, Dbl. Diamond	66673168	43,243
<b>RECLAIMED TOTAL</b>		<b>\$ 45,865</b>
<b>TOTAL VALUE</b>		<b>\$4,497,594</b>

02-510

**RESOLUTION - SPECIAL ASSESSMENT DISTRICT NO. 35 -  
RHODES ROAD - PRELIMINARY PLANS - PUBLIC WORKS**

On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Sferrazza be authorized to execute the same on behalf of Washoe County:

**RESOLUTION NO. 02-510  
(of Washoe County, Nevada)**

**A RESOLUTION DIRECTING THE ENGINEERS ON BEHALF OF THE COUNTY TO PREPARE AND FILE WITH THE COUNTY CLERK PRELIMINARY PLANS AND AN ASSESSMENT PLAT IN CONNECTION WITH A PROPOSED STREET PROJECT IN SPECIAL ASSESSMENT DISTRICT NO. 35 (RHODES ROAD), FOR THE ACQUISITION AND IMPROVEMENT OF A STREET PROJECT IN WASHOE COUNTY PURSUANT TO THE CONSOLIDATED LOCAL IMPROVEMENT LAW, AND ALL LAWS AMENDATORY THEREOF AND SUPPLEMENTAL THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF.**

**WHEREAS**, the Board of County Commissioners (the "Board") of the County of Washoe (the "County") in the State of Nevada (the "State") is of the opinion and has determined and does hereby declare that the interest of the County of Washoe requires the acquisition and improvement of a street project as defined in NRS §271.225 (the "Project"); and

**WHEREAS**, for the purpose of designation and identification it is desirable that the hereinafter described Project be known and identified as "Washoe County, Nevada, Special Assessment District No. 35 (Rhodes Road)" (the "Improvement District" or "District").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE, IN THE STATE OF NEVADA:**

Section 1. The County Engineer (the "Engineer") is hereby directed to prepare, and file with the County Clerk preliminary plans showing a typical section of the contemplated improvements, the type or types of material, approximate thickness and wideness, and a preliminary estimate of the total cost (including all incidental cost), and a preliminary estimate of the portion of the total cost to be assessed for the acquisition and improvement of the Project, which is more particularly described as follows: Beginning at the current terminus of asphalt paving being approximately 0.6 miles easterly of the intersection of Rhodes Road and U.S. Highway 395 extending southerly approximately 0.45 mile to existing asphalt paving.

Section 2. Except as shown on said preliminary plans for the District the character of such improvements shall be described more particularly as the importation of structural fill/Aggregate Base and grading for the construction of road subgrade, construction of a minimum of 22 foot wide AC paving with 2 foot minimum gravel shoulders on both sides, and incidental roadside drainage ditches, culverts, headwalls, and rip-rap, signage and surveying and appurtenances incidental thereto. The pavement structural section is to be a minimum of 3 inches of asphalt over 6 inches of aggregate base (or an equivalent section) with the final structural section to be determined based upon the strength properties of existing soils and anticipated traffic loading. The grading, paving, drainage, signing and survey monumentation are to be in accordance with the Standard Details and Specifications for Public Works Construction.

Section 3. Except as shown on the preliminary plans to be filed by the Engineer in the office of the County Clerk, the character and location of the Project shall be as described in Sections 1 and 2 hereof.

Section 4. The Engineer is hereby directed to estimate the cost of each type of construction in a lump sum or by unit prices, as to such Engineer may seem most desirable for the construction, acquisition, improvement and installation of the improvements designated above. Such preliminary estimate of costs shall also include, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal, printing and such other expenses as in the judgment of such Engineer are necessary or essential to the completion of such work or improvement attributable to the costs in the improvement district and the payment of the cost thereof. The entire cost of the Project is of special benefit and shall be paid by special assessment against the tracts benefitted.

Section 5. The Engineer is hereby directed to prepare and file with the County Clerk an assessment plat showing the area to be assessed, the market value and a description of each tract, the name and address of each owner, and the amount of estimated maximum benefits to be assessed against each tract as a unit lot or per lot basis, i.e., assessments are to be levied against each tract or parcel of land within the boundaries of the District on a unit lot or per lot basis. Such estimated benefits may be shown by an attached addendum to the plat which may be designated as the preliminary assessments roll or tabulation of parcels. An equitable adjustment will be made for assessments to be levied against wedge or V or other irregularly shaped lots or lands, if any, and for any tract or parcel not specially benefitted by the improvements so that assessments according to benefits are to be equal and uniform. In any event, the assessments shall be against all lots benefitted by the Project proportionally to benefits received. Such basis of assessments is hereby designated by the Board.

Section 6. The boundaries of the District shall be the street to be improved as designated above and the parcels of land (identified by Assessment Parcel numbers) shown on attachment No. 1 (placed on file with the Clerk).

Section 7. In order to permit the County to reimburse itself for prior expenditures relating to the Project with the proceeds of bonds, the Board hereby determines and declares as follows:

1. The County reasonably expects to incur expenditures with respect to the Project prior to the issuance of bonds for financing the Project and to reimburse those expenditures from the issuance of bonds; and

2. The maximum principal amount of bonds expected to be used to reimburse such expenditures is \$331,000.

Section 8. The officers of the County are directed to effectuate the provisions of this resolution.

Section 9. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency.

Section 10. The invalidity of any provisions of its resolution shall not affect any remaining provisions hereof.

Section 11. The Board of County Commissioners has determined, and does hereby declare, that this resolution shall be in effect after its passage in accordance with law.

**02-511            REAPPOINTMENT - BOARD OF ADJUSTMENT**

On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that Mrs. Jane Maxfield (representing Commission District 1) be reappointed to the Board of Adjustment with a term to expire June 30, 2006.

**02-512            REAPPOINTMENT - REGIONAL PLANNING COMMISSION**

Commissioner Galloway encouraged Mr. Sullivan to improve his attendance record at the meetings.

On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that Mark Sullivan be reappointed to the Regional Planning Commission with a term to expire July 1, 2005.

**02-513            REAPPOINTMENT - WASHOE-STOREY CONSERVATION DISTRICT**

On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that Bryan Tyre be reappointed to the Washoe-Storey Conservation District with a term to expire June 30, 2004.

**02-514            CORRECTION OF FACTUAL ERRORS - ASSESSOR**

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the following Roll Change Requests, correcting factual errors on tax bills already mailed, be approved for the reasons stated thereon and mailed to the affected property owners, a copy of which has been placed on file with the Clerk. It was further ordered that the Order on each roll change directing the Treasurer to correct the error be approved and Chairman Sferrazza be authorized to execute on behalf of the Commission.

<b>PROPERTY OWNER</b>	<b>PARCEL NO.</b>	<b>AMOUNT</b>	<b>ROLL</b>
David B. Davidow	001-061-04	[-\$478.19]	2001 Secured
Robert Feron & Jacalyn A. Tret	021-461-24	[-\$368.32]	2000 Secured
Robert Feron & Jacalyn A. Tret	021-461-24	[-\$375.69]	2001 Secured
Beverly Podlesaki	030-351-15	[-\$22.79]	1999 Secured
Beverly Podlesaki	030-351-16	[-\$22.80]	2000 Secured
Beverly Podlesaki	030-351-16	[-\$23.45]	2001 Secured
Michael T. & Christine L. Price	035-631-01	[-\$187.81]	1999 Secured
Michael T. & Christine L. Price	035-631-01	[-\$187.81]	2000 Secured
Michael T. & Christine L. Price	035-631-01	[-\$198.71]	2001 Secured

**02-515            UPDATE - UNIVERSITY RIDGE PARK**

Chairman Sferrazza updated the Board on the progress and status of the University Ridge Park, stating Reno City Council has not yet heard the item because the Reno City Attorney pulled it from their agenda.

Lee Husted, University Ridge homeowner, thanked the County Commissioners for their intervention in this matter, and stated there has now been quite a bit of activity as a result. He stated they are very close to an agreement and cautioned there are other potential problems they will be watching for in the future.

Jerry Newcomer, University Ridge homeowner, advised that, although the item was not discussed at this morning's Reno City Council meeting, he did request that the District Attorney's office investigate the park, the PUD, why the developer is not being held responsible, why the conditions of approval for the development are not being enforced, and what happened to the money set aside for this park.

Frank Gross, University Ridge homeowner, cited differing figures between what the City of Reno has received towards this park and what they budgeted to spend. He said the City cannot be trusted.

**2:50 p.m.            Commissioner Short temporarily left the meeting, and while he was gone there was no quorum.**

**2:53 p.m.            Commissioner Short returned to the meeting.**

Chairman Sferrazza asked that the City of Reno provide their current capital expenditures list so the Board can review the amounts of bond funds given to Reno for various park projects compared to Reno's budget for the projects.

On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that another update concerning the University Ridge Park be scheduled for the second meeting in June and that staff be directed to request the City of Reno's updated Capital Improvement Projects schedule as far into the future as available so the Board can see how the Parks, Trails and Libraries Bond money, including this park, will be spent.

**02-516            COUNTY-OWNED PROPERTY - MORRILL AVENUE - DUST MITIGATION - GENERAL SERVICES**

On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that staff be directed to implement Option 1 outlined in the agenda memorandum on the vacant County-owned properties on Morrill Avenue to mitigate the dust problems.

**02-517            AWARD OF BID - SOUTH VALLEY SPORTS COMPLEX PHASE 2 - PWP-WA-2002-192 - PUBLIC WORKS**

This was the time set to consider award of bid, Notice to Contractors having been published in the Reno Gazette-Journal on April 17 and 24, 2002 for the "South Valley Sports Complex Phase 2" project (PWP-WA-2002-192). Proof was made that due and legal Notice had been given.

Following is a summary of the bids received:

CONTRACTOR	BASE BID	ADD ALT 2	ADD ALT 3	TOTAL
Atlas Contractors	\$1,932,444.00	\$28,395.00	\$29,425.00	\$1,990,264.00
Gradex Construction	1,834,071.29	26,208.00	30,800.00	1,891,079.29
Horizon Construction	1,828,219.72	33,420.00	30,250.00	1,891,889.72
Interstate Utilities	2,249,855.88	75,000.00	38,500.00	2,363,355.88
West Coast Contractors	1,849,139.70	34,000.00	27,500.00	1,910,639.70
Highfield Construction	2,265,153.73	63,000.00	31,625.00	2,359,778.73

Upon recommendation of Anthony F. McMillen, Licensed Engineer, through Dave Roundtree, Public Works Director, on motion by Commissioner Short, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the bid for the "South Valley Sports Complex Phase 2," Washoe County, Nevada, PWP-WA-2002-192, be awarded to the low, responsive, responsible bidder, Gradex Construction, Inc., for the base bid plus alternates 2 and 3 in the amount of \$1,891,079.29, and that Chairman Sferrazza be authorized to execute the contract documents when presented.

It was noted that Alternate 1, a restroom facility, is not recommended for award at this time because the Washoe Little League has plans and permits to construct a large restroom/concession facility at the park; that Alternate 2 is additional play equipment for the south neighborhood element area that would complete the 5-12 year old portion adjacent to the soccer fields; and that Alternate 3 is for paving of the maintenance road from the terminus of Whites Creek Lane to the parking area for the Babe Ruth field and north neighborhood element.

**02-518            AWARD OF BID - SPARKS LIBRARY REMODEL - PUBLIC WORKS**

This was the time set to consider award of bid, Notice to Contractors having been published in the Reno Gazette-Journal on April 24, 26, and May 1, 2002 for the "Washoe County Library System Sparks Branch Remodel" project. Proof was made that due and legal Notice had been given.

Following is a summary of the bids received:

CONTRACTOR	BASE BID	ADD ALT
Advance Installations	\$163,673.00	\$ 9,094.00
Building Solutions	198,359.00	10,744.00
KW Western	205,000.00	11,000.00
K7 Construction	146,000.00	8,657.00
Sierra Builders	204,859.00	10,153.00

Upon recommendation of Don Jeppson, Public Works Project Coordinator, through Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that the contract for the "Washoe County Library System Sparks Branch Remodel" project be awarded to the low, responsive, responsible bidder, K7 Construction, Inc., for the base bid plus the additive alternate for carpet tile, in the amount of \$154,657.00 and that Chairman Sferrazza be authorized to execute the contract documents upon presentation.

**02-519            SPECIAL ASSESSMENT DISTRICT NO. 24 - GROUNDWATER REMEDIATION - FEE ORDINANCE - WATER RESOURCES**

Steve Bradhurst, Director, Department of Water Resources, recapped the discussion and Board direction that occurred at the Caucus meeting concerning proposed fees for the District No. 24, Groundwater Remediation, which resulted in staff being asked to bring back some different alternatives as far as fees for residential and commercial properties in the benefit area.

Commissioner Galloway and Chairman Sferrazza suggested a 2:1 ratio for the residential fee inside-outside the contaminated area, and a 4:1 ratio for commercial properties.

Jim Ford, Remediation District Program Manager, explained the process that has been followed in developing the remediation plan that started in October, 2000, stating there have been many, many meetings by two different groups, a technical working group and an advisory group; the Nevada Department of Environmental Protection, the District Health Department and the Truckee Meadows Water Authority have been involved; and both cities were invited to all of the meetings.

Greg Dennis, City of Reno Sanitary Engineer, stated he has looked at the fees that would be imposed for some of the larger properties at the proposed 10.62 percent rate and found that some properties currently paying \$24,000 to \$25,000 would be increased to \$70,000 or \$80,000, which is a very substantial increase. He further stated the 4:1 ratio could be even worse. Mr. Dennis pointed out the City is trying to do in-fill development and these rates would be a disincentive to development. In response to Chairman Sferrazza, Mr. Dennis stated they agree the remediation needs to be done, but the City is asking the Board to consider what is fair in allocating the costs.

Donna Kristaponis, Reno Assistant City Manager, stated they do support the remediation project, but their concern is that the proposed fee increases are too substantial. She stated if a property owner questioned this, she does not believe the science and hydrology are there to withstand the challenge, which would put the whole district in jeopardy.

Mr. Ford responded to further questioning advising the boundaries and fees are adjusted annually. He reminded the Board there was a point in time when the decision was made that it was more important to begin the actual remediation rather than to continue spending money collecting data and doing studies in an effort to make it perfect. He also advised this fee is included on the property tax bills, not the water bills.

On motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, Chairman Sferrazza ordered that this item be continued to the May 28, 2002, meeting and staff be directed to bring calculations back for a second option at a 2:1 ratio for residential properties inside the contamination area and 4:1 on commercial properties inside the contamination area.

**02-520            DISCUSSION - ADOPTED 2002 REGIONAL PLAN UPDATE**

Eric Young, Department of Community Development, distributed a report on the County's position on the 35 discussion items remaining after adoption of the 2002 Regional Plan. He reported that six items have been resolved and Regional Planning staff will be recommending amendments to the Regional Planning Commission. County staff will be attempting to reach a consensus on as many of the other items as possible at the May 22nd, RPC meeting. Mr. Young stated the one that is of most interest is moving the sphere of influence out of the St. James area and back up to the Mt. Rose Highway; and staff does feel they are close to consensus on that. Another issue is that of finding the existing County land use designations outside of the services area boundary in conformance, and Bill Thomas of Summit Engineering and Bob Sader, Attorney, have

provided alternative language to address that, which staff is reviewing. He stated if that language is not acceptable, staff would take their own language to the meeting and seek consensus on that.

Commissioner Galloway offered alternative language concerning zoning outside the municipal services area boundary, which had been drafted by Madelyn Shipman, Assistant District Attorney. He further stated that all of these items still need to be discussed.

Mr. Young advised the City of Sparks has indicated they may request that the joint planning process for the Truckee River corridor extend all the way to Wadsworth, and he indicated he does not have a problem with that. He stated staff's concern is that the process for joint planning, according to Nevada Revised Statutes, is such a long, drawn-out process and because it does require the parties reach consensus, the potential exists for either side to drop out of the process. He stated he feels the critical issue would be to have the policies and regulations in place at the master planning level, which would create the guidelines for development along the river, in order to preserve the issues with flood management.

Gary Schmidt, Mt. Rose resident, submitted a copy of a letter from Summit Engineering to the Regional Planning Governing Board proposing amended language for policy 1.1.6 and the extension of sewer, through a special assessment district, to the Mt. Rose-Ski Tahoe resort. He stated all of the concerned property owners are in agreement with this proposal.

**02-521            DISCUSSION - 2002 BALLOT QUESTIONS**

Commissioner Galloway discussed the municipal services tax ballot question and the likelihood of its success in the Verdi area. Chairman Sferrazza suggested it be conditioned on a roll-back of the sphere of influence. The Board asked staff to do more research on possible outcomes in the Verdi area.

Commissioner Galloway stated he would want to put conditions on the animal shelter question so that the tax would not be levied unless and until certain other events take place. He stated he would much rather do that instead of an interlocal agreement between the entities. Katy Singlaub, County Manager, advised, if approved by the voters, the tax rate would begin in July, 2003, and an interlocal agreement would be needed to work out operation and maintenance for the interim period before the new shelter is built. A discussion ensued concerning the operating tax rollbacks agreed to by the three bodies at the joint meeting earlier today. Commissioner Galloway and Chairman Sferrazza reiterated that they want staff to determine how to include the tax rollback as a condition on imposition of the tax for the animal shelter.

Commissioner Galloway moved that staff be directed to take the necessary steps to proceed to the Debt Management Commission with the ballot question for a new animal shelter/services up to a maximum amount of 4-cents for both capital and

operation/maintenance, including the reduction in operating rates pledged by each entity, and providing the land is donated, the equipment is turned over and the licensing is consolidated. It was noted that Reno and Sparks pledged to reduce their operating rates by 2-cents each and the County pledged to rollback its operating rate by 1-cent. The motion was seconded by Commissioner Short, and, upon call for the vote, carried unanimously.

Chairman Sferrazza reported he has received requests that the County put a question on the ballot concerning the train trench, if Judge Hardesty rules against the trench opponents. It was decided this issue should be put on a future agenda, pending the Judge's decision, for discussion and possible action.

## **02-521A      COMMUNICATIONS AND REPORTS**

The following communications and reports were received, duly noted, and ordered placed on file with the Clerk:

### **Communications:**

- A. Three Fully Executed Copies of the Interlocal Contract for Services between the State of Nevada, Department of Employment, Training and Rehabilitation and SNLWIB (Sierra Nevada Local Workforce Investment Board) regarding Welfare-to-Work (WTW) State Plan.
- B. A Fully Executed Copy of the Interlocal Contract between State of Nevada, Department of Employment, Training and Rehabilitation – Rehabilitation Division and the Board of Regents on behalf of the University and Community College System of Nevada, Las Vegas regarding conducting a survey for evaluating if the Division's programs are accomplishing their mission of helping people with disabilities become employed.
- C. A Fully Executed Copy of a Contract between the State of Nevada, Department of Employment, Training and Rehabilitation (Department) and Nevada Partners, Inc. (Contractor) regarding Contract for Services of Independent Contractor for a program plan designed to assist unemployed youths and adult workers with entry into the labor force by means of Life Skills training and Vocational training.
- D. A Fully Executed Copy of Amendment #2 to Interlocal Contract Between public Agencies, State of Nevada Workforce Investment Support Services and Nevada Works regarding Needs-Related payments to participants authorized to enable the individual to participate in training.
- E. A Fully Executed Copy of an Interlocal Contract between the State of Nevada, Department of Employment, Training and Rehabilitation and The University of North Carolina at Chapel Hill regarding (1) Survey of State Indicators and

Correlation Analysis; (2) Testing New Regression Model Specifications; and (3) Developing A Leading Indicator Model.

- F. A Fully Executed Copy of the Sun Valley Blvd. Right-of-Way Dedication between The Regional Transportation Commission and Washoe County and Mack Associates & Berry-Hinckley Industries for McChevron regarding offered improvements described as a dedication of ROW along Sun Valley Blvd.
- G. A Letter with Notice of Intent to Annex Land into the City of Sparks, from the City of Sparks, generally located northeast of the intersection of Vista Boulevard and Iratcabal Circle, Washoe County, with Bill No. 2306 included along with a legal description.

**Reports – Monthly:**

- A. County Clerk– March 2002
- B. County Clerk – April 2002
- C. Court Clerk – March 2002
- D. Court Clerk – April 2002
- E. Animal Control – March 2002
- F. Treasurer – March 2002

**Reports – Quarterly:**

- A. Grand View Terrace GID – March 2002
- B. Sheriff – March 2002
- C. Justice Court, Sparks Township – March 2002

**4:05 p.m.** There being no further business to come before the Board, the meeting adjourned.

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**PETER J. SFERRAZZA**, Chairman  
Washoe County Commission

**ATTEST:**

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**AMY HARVEY**, County Clerk  
and Clerk of the Board of  
County Commissioners

*Minutes Prepared by  
Sharon Gotchy  
Deputy County Clerk*